

**SPECIAL USE PERMIT-3-02. Truswood Waterline Extension**  
**Staff Report for the April 9, 2002, Board of Supervisors Public Hearing**

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

**PUBLIC HEARINGS**

Building C Board Room; County Government Complex  
 Planning Commission: March 4, 2002, 7:00 p.m.  
 Board of Supervisors: April 9, 2002, 7:00 p.m.

**SUMMARY FACTS**

Applicants: Mr. Kevin J. Rhind of Truswood, Inc.  
 Mr. Mark Rinaldi of LandMark Design Group

Land Owner: James City County Industrial Development Authority  
 Williamsburg Developments, Inc.  
 BASF Corporation  
 Truswood Properties, LLC

Proposed Use: Waterline extension (16-inch diameter pipe; approx. 5,500 linear feet).

Location: The waterline would extend from Endeavor Drive, which is located within the James River Commerce Center, across BASF property to the Truswood site.

Tax Maps and Parcel Nos.: (59-4)(1-3); (1-4); (1-5A); (59-2)(1-17); (1-45)

Primary Service Area: Inside

Existing Zoning: The James River Commerce Center is zoned M-1, Limited Business/Industrial. The BASF and Truswood properties are zoned M-2, General Industrial.

Comprehensive Plan: On the Land Use Map, the James River Commerce Center is designated for Mixed Use while the BASF and Truswood properties are designated for General Industry.

Surrounding Zoning: The proposed waterline extension would be located entirely within the existing James River Commerce Center, BASF, and Truswood sites. The waterline extension would not serve any other surrounding property.

Staff Contact: Paul D. Holt, III - Phone: 253-6685

**STAFF RECOMMENDATION:**

Staff finds that this proposal, with the attached conditions, would not impact surrounding development and is consistent with the Comprehensive Plan. Therefore, staff recommends approval of the application. On March 4, 2002, the Planning Commission recommended approval of the project by a vote of 6-0, with one abstention.

## **Description of the Project**

Mr. Kevin Rhind of Truswood and Mr. Mark Rinaldi of LandMark have applied on behalf of the James City County Industrial Development Authority (IDA), Williamsburg Developments, Inc., BASF, Corp., and Truswood Properties, LLC., for a special use permit (SUP) to allow for the construction of a 16-inch waterline between the James River Commerce Center and the Truswood property, which is located at the BASF site in Grove.

Water facilities (public or private), including, but not limited to, pumping stations, storage facilities, and transmission mains, are specially permitted uses on property zoned M-1 and M-2.

Truswood recently purchased two lots within the BASF site. The BASF property is a 649 acre parcel located off Route 60 in Grove. Most of the property fronts on the James River and has limited occupancy by a few tenants. Truswood intends on speculatively developing the two parcels purchased. One lot is 16 acres in size and the other is 3.2 acres in size and were formerly owned by Virginia Commonwealth Textiles, LLC. Both properties have existing building and parking lot infrastructure and are served with a small private water and sewer line, which have been generally adequate for rest room and potable water needs. However, the existing water and sewer lines are outdated, privately owned by BASF, and are not large enough for any new industrial user which may require processed water or an automatic fire suppression system (e.g., sprinklers).

The largest, closest existing water main to tap into is the 16-inch waterline located within the right-of-way of Endeavor Drive, the road leading into the James River Commerce Center. Should the SUP be approved, Truswood would extend the water main from Endeavor Drive to their two properties on the BASF site. The exact location of the waterline has yet to be engineered, but the general location is shown on the enclosed Master Plan. The waterline would be located entirely within the applicants' property.

Truswood will not actually need the amount of water that is delivered by a 16-inch waterline. Therefore, should the SUP be approved, the new waterline would have excess capacity to serve the remaining property within the James River Commerce Center, including the site for the second shell building which will be constructed by the IDA, and some or all of the remaining BASF property. The incremental costs of installing the larger size pipe are relatively small given the total project costs, with the benefits going to the undeveloped land.

The Board should note that the water supplied to this pipeline extension will come from Newport News Water Works.

## **Surrounding Zoning and Development**

As mentioned, the proposed waterline would be contained within the James River Commerce Center (JRCC), BASF, and Truswood properties. The JRCC is zoned M-1, Limited Business/Industrial, with proffers. Primary uses expected to develop in the park include light industrial and warehouse facilities, with research and development centers and general office as secondary uses. The park is approved for up to 1,056,000 square feet of development among five development pods totaling 219.24 acres, including approximately 57 acres of open space and environmentally sensitive areas.

Staff is proposing conditions designed to mitigate potential impacts to environmentally and historically sensitive areas. No aboveground construction is proposed. With the proposed conditions, staff believes the waterline extension will not negatively impact any adjacent property.

## Comprehensive Plan

The James River Commerce Center is designated for Mixed Use while the BASF and Truswood properties are designated for General Industry on the Comprehensive Plan Land Use Map. These sites are also located within the James River Enterprise Zone. The purpose of the Enterprise Zone is to create an improved climate for private sector investment, development, and expansion, thereby improving the overall physical and social conditions within the Zone.

Several relevant strategies and objectives from the Comprehensive Plan's Economics Element include:

- # “Continue efforts to enhance the County’s economic environment by ensuring that a sufficient amount of properly planned or zoned land and infrastructure exist, or can be provided, and that public actions support and promote desirable commercial and industrial development.”
- # “Encourage public/private partnerships to ensure the development of quality industrial parks. . . .”
- # “Utilize the James City Service Authority (JCSA) and Newport News Water Works to promote desirable economic growth through the provision of water and sewer infrastructure consistent with the Comprehensive Plan policies and the Regulations Governing Utility Service.”

Staff finds the waterline extension will provide a needed utility to support investment, development, redevelopment and expansion within the JRCC, Truswood, and BASF sites. Staff finds the utility supports the other objectives listed above as well, and will provide added infrastructure to the second shell building. Staff therefore finds the proposal consistent with the Comprehensive Plan.

James River Commerce Center is presently developing as an industrial park. The Truswood properties are re-developing and BASF should redevelop in the future. Installation of a waterline of this size should aid that process. All three properties lie within the James River Enterprise Zone.

## Recommendation

Staff finds that this proposal, with the attached conditions, would not impact surrounding development and is consistent with the Comprehensive Plan. Therefore, staff recommends approval of the application. On March 4, 2002, the Planning Commission recommended approval of the project by a vote of 6-0, with one abstention.

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Paul D. Holt, III

CONCUR:

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O. Marvin Sowers, Jr.

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Attachments:

1. Minutes from the March 4, 2002, Planning Commission meeting
2. Location Map
3. Master Plan (separate)
4. Resolution of approval